

**Staff Report on**  
**Proposed 2014B Series Text Amendment**  
**To The Future Land Use Element of**  
**2030 Comprehensive Plan**

**ORDINANCE 2015-018**

As indicated in EXHIBIT 1 for Ordinance 2015-018, a text amendment is being proposed to amend Future Land Use Element (FLUE) to permit the use of facilities producing less than 10,000 barrels of beer, wine or other alcoholic beverages for on-site consumption through a PUD Zoning District with certain criteria in the Residential Professional and Institutional (RPI) Land Use Category.

Ordinance 2015-018 proposes to include in all Development Areas of the RPI Land Use Category the following: An establishment or facility in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production is permissible by PUD only. The aforementioned shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment. This new language is intended to provide greater flexibility in where microbreweries can locate to accommodate the growing industry.

Therefore, the Planning and Development Department recommends **Approval** of the text amendment in the attached **EXHIBIT 1** and submitted as **Ordinance 2015-018**.

1 Introduced by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2015-18**

5 AN ORDINANCE ADOPTING 2014B SERIES TEXT AMENDMENT  
6 TO THE FUTURE LAND USE ELEMENT OF THE 2030  
7 COMPREHENSIVE PLAN OF THE CITY OF JACKSONVILLE  
8 RELATING TO THE USE OF FACILITIES PRODUCING NO  
9 MORE THAN 10,000 BARRELS (310,000 GALLONS) OF  
10 BEER, WINE OR OTHER ALCOHOLIC BEVERAGES FOR ON-  
11 SITE CONSUMPTION, WITH UP TO 75% OF THAT  
12 PRODUCTION PERMITTED FOR OFF-SITE SALES TO A  
13 STATE LICENSED WHOLESALER, THROUGH A PUD ZONING  
14 DISTRICT ONLY, WITH CERTAIN CRITERIA IN THE RPI  
15 LAND USE CATEGORY; PROVIDING A DISCLAIMER THAT  
16 THE AMENDMENT GRANTED HEREIN SHALL NOT BE  
17 CONSTRUED AS AN EXEMPTION FROM ANY OTHER  
18 APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.  
19

20 **WHEREAS**, the Planning and Development Department has initiated  
21 certain revisions and modifications to the text in accordance with the  
22 procedures and requirements set forth in Chapter 650, Part 4, *Ordinance*  
23 *Code* in order to facilitate the appropriate and timely implementation  
24 of the plan, and has provided the necessary supporting data and  
25 analysis documentation to support and justify the amendments determined  
26 to be required and accordingly has proposed certain revisions and  
27 modifications which are more particularly set forth in **Exhibit 1,**  
28 **attached hereto**, and incorporated herein by reference; and

29 **WHEREAS**, the City by the adoption of Ordinance 2014-395-E  
30 approved this text amendment to the 2030 Comprehensive Plan on June 10,  
31 2014 for transmittal to the Florida Department of Economic Opportunity

1 ("DEO"), as the State Land Planning Agency and other required state  
2 agencies, for review and comment; and

3 **WHEREAS**, by various letters and e-mails, the DEO and other state  
4 reviewing agencies transmitted their comments, if any, regarding this  
5 proposed amendment; and

6 **WHEREAS**, the Planning and Development Department reviewed the  
7 proposed revisions, considered all comments received, prepared a  
8 written report and rendered an advisory recommendation to the Council  
9 with respect to these proposed text amendments; and

10 **WHEREAS**, the Planning Commission, as the Local Planning Agency,  
11 held a public hearing on this proposed amendment to the *2030*  
12 *Comprehensive Plan*, with due public notice having been provided, and  
13 reviewed and considered all comments received during the public  
14 hearing, and made a recommendation to the City Council; and

15 **WHEREAS**, pursuant to Section 650.408 *Ordinance Code*, the Land Use  
16 and Zoning (LUZ) Committee held a public hearing in accordance with the  
17 requirements of Chapter 650, Part 4, *Ordinance Code*, on this proposed  
18 amendment and has made its recommendation to the City Council; and

19 **WHEREAS**, pursuant to Section 163.3184(3), *Florida Statutes* and  
20 Chapter 650, Part 4, *Ordinance Code*, the City Council held a public  
21 hearing with public notice having been provided on this proposed  
22 amendment to the *2030 Comprehensive Plan*; and

23 **WHEREAS**, the City Council further considered all oral and written  
24 comments received during public hearings, including the data collection  
25 and analysis portions of this proposed amendment to the *2030*  
26 *Comprehensive Plan*, the recommendations of the Planning and Development  
27 Department and the Planning Commission, the final recommendations of  
28 the LUZ Committee, and the comments, if any, of the DEO and the other  
29 state agencies; and

30 **WHEREAS**, in the exercise of its authority, the City Council has  
31 determined it necessary and desirable to adopt this proposed amendment

1 to the *2030 Comprehensive Plan* to preserve and enhance present  
2 advantages, encourage the most appropriate use of land, water and  
3 resources, consistent with public interest, overcome present  
4 deficiencies, and deal effectively with future problems that may result  
5 from the use and development of land within the City of Jacksonville;  
6 now therefore,

7 **BE IT ORDAINED** by the Council of the City of Jacksonville:

8 **Section 1. Purpose and Intent.** This ordinance is adopted to  
9 carry out the purpose and intent of, and exercise the authority set out  
10 in the Local Government Comprehensive Planning and Land Development  
11 Regulation Act, Sections 163.3161 through 163.3248, *Florida Statutes*  
12 and Chapter 166, *Florida Statutes*, as amended.

13 **Section 2. Amendment to Comprehensive Plan.** The *2030*  
14 *Comprehensive Plan* is hereby amended to include this revision to the  
15 text of the *2030 Comprehensive Plan* in the Future Land Use Element from  
16 the 2014B Series which has been initiated by the Planning and  
17 Development Department, as more particularly set forth in **Exhibit 1,**  
18 **attached hereto**, dated December 17, 2014 and incorporated herein by  
19 reference.

20 **Section 3. Disclaimer.** The amendment granted herein shall  
21 **not** be construed as an exemption from any other applicable local,  
22 state, or federal laws, regulations, requirements, permits or  
23 approvals. All other applicable local, state or federal permits or  
24 approvals shall be obtained before commencement of the development or  
25 use and issuance of this amendment is based upon acknowledgement,  
26 representation and confirmation made by the applicant(s), owner(s),  
27 developer(s) and/or any authorized agent(s) or designee(s) that the  
28 subject business, development and/or use will be operated in strict  
29 compliance with all laws. Issuance of this amendment does **not** approve,  
30 promote or condone any practice or act that is prohibited or restricted  
31 by any federal, state or local laws.

1           **Section 4. Effective Date.**    This ordinance shall become  
2 effective upon the signature by the Mayor or upon becoming effective  
3 without the Mayor's signature.

4  
5 Form Approved:

6  
7  
8                     /s/ Susan C. Grandin          

9 Office of General Counsel

10 Legislation Prepared By: Kristen Reed

11 G:\SHARED\LEGIS.CC\2015\Ord\Large Scales\2015-18 TXT AMD.doc

## **Ordinance 2015-018**

### **2014B Series Text Amendment** **City of Jacksonville 2030 Comprehensive Plan**

#### **Future Land Use Element (FLUE)**

##### **RESIDENTIAL-PROFESSIONAL-INSTITUTIONAL (RPI)**

###### **RPI - GENERAL INTENT**

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA mass transit system station or Rapid Transit System (RTS). Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

###### **RPI - GENERAL NEIGHBORHOOD PROTECTION**

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following:

- A scale transition as defined and illustrated in this element.

- When developing mixed uses, residential uses, shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible.
- Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

### **RPI - URBAN PRIORITY AREA (UPA) INTENT**

RPI in the Urban Priority Area is intended to provide compact medium to high density development. Development which includes medium to high density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. A combination of compatible should be organized vertically within a multistory building.

Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

### **RPI - URBAN PRIORITY AREA USES**

The uses provided herein shall be applicable to all RPI sites within the Urban Priority Area.

#### **Principal Uses**

Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2010 Comprehensive Plan; and Uses associated with and developed as an integral component of TOD.

An establishment or facility in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed

wholesaler do not exceed 75% of production is permissible by PUD only. The aforementioned shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.

Single-use developments shall be limited to residential or office. Single use residential developments shall be developed pursuant to the requirements of the Medium Density Residential (MDR) category.

Mixed use developments may not include more than 90 percent of any individual use.

#### **Secondary Uses**

Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings a part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

#### **Ancillary Transitional Uses**

Off street parking facilities; Stormwater facilities; Open spaces.

Ancillary uses may be shared between abutting RPI sites and do not count as principal uses. They may fully occupy a site designated RPI only when the RPI serves as a transition between more and less intense uses, and the facilities are ancillary to the function of one of the adjacent uses; provided, however, that off street parking facilities in the RPI land use category shall only serve primary uses also in an RPI land use category.

#### **RPI - URBAN PRIORITY AREA DENSITY**

The maximum gross density within the Urban Priority Area shall be 40 units/acre and the minimum gross density shall be 10 units/acre; except as provided herein.

- For sites abutting Low Density Residential (LDR), the maximum gross density shall be 20 units/acre.
- Transit-Oriented Developments (TOD) shall provide a minimum gross density of 20 units/acre; and may increase the maximum gross density by an additional 20 units/acre;

except for sites abutting Low Density Residential (LDR), in which case the maximum gross density shall be 20 units/acre.

- For sites within the Coastal High Hazard Area (CHHA), the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.
- There shall be no minimum density for single family dwellings which were originally constructed as single family dwellings prior to adoption of the 2030 Comprehensive Plan or when single-family dwellings are permitted as a secondary use.

**RPI - URBAN PRIORITY AREA DEVELOPMENT CHARACTERISTICS**

The development characteristics provided herein shall be applicable to all RPI sites within the Urban Priority Area.

- Developments on sites greater than 5 acres should incorporate urban development characteristics as defined in this element.
- Residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map.
- Commercial retail sales and service establishments shall be limited to the ground floor.
- Developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. In the case of TND, development should also be massed along the newly created street network.
- Uses shall be sited in a manner to promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map.
- To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods.
- In TOD, TND, and mixed use developments open spaces should be designed as common connecting elements between uses.

**RPI - URBAN AREA (UA) INTENT**

RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled.

Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

**RPI - URBAN AREA USES**

The uses provided herein shall be applicable to all RPI sites within the Urban Area.

**Principal Uses**

Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2010 Comprehensive Plan; and Uses associated with and developed as an integral component of TOD.

An establishment or facility in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production is permissible by PUD only. The aforementioned shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.

Single-use developments shall be limited to residential or office. Single use residential developments shall be

pursuant to the requirements of the Medium Density Residential (MDR) category.

Mixed use developments may not include more than 90 percent of any individual use.

**Secondary Uses**

Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings as part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

**Ancillary Transitional Uses**

Off street parking facilities; Stormwater facilities; Open spaces.

Ancillary uses may be shared between abutting RPI sites and do not count as principal uses. They may fully occupy a site designated RPI only when the RPI serves as a transition between more and less intense uses, and the facilities are ancillary to the function of one of the adjacent uses; provided, however, that off street parking facilities in the RPI land use category shall only serve primary uses also in an RPI land use category.

**RPI - URBAN AREA DENSITY**

The maximum gross density within the Urban Area shall be 30 units/acre and there shall be no minimum density; except as provided herein.

- For sites abutting Low Density Residential (LDR) and Rural Residential (RR), the maximum gross density shall be 20 units/acre.
- Transit-Oriented Developments (TOD) shall provide a minimum gross density of 20 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting Low Density Residential (LDR) and Rural Residential (RR), in which case the maximum gross density shall be 20 units/acre.
- For sites within the Coastal High Hazard Area (CHHA), the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.

### **RPI - URBAN AREA DEVELOPMENT CHARACTERISTICS**

The development characteristics provided herein shall be applicable to all RPI sites within the Urban Area.

- Developments on sites greater than 5 acres should incorporate urban development characteristics as defined in this element.
- Residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map.
- Commercial retail sales and service establishments shall be limited to the ground floor.
- Developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. In the case of TND, development should also be massed along the newly created street network.
- Uses shall be sited in a manner to promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map.
- To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods.
- In TOD, TND, and mixed use developments open spaces should be designed as a common connecting element between uses.

### **RPI - SUBURBAN AREA (SA) INTENT**

RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred.

Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

### **RPI - SUBURBAN AREA USES**

The uses provided herein shall be applicable to all RPI sites within the Suburban Area.

**Principal Uses**

Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2010 Comprehensive Plan; and Uses associated with and developed as an integral component of TOD.

An establishment or facility in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production is permissible by PUD only. The aforementioned shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.

Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category.

Mixed use developments may not include more than 90 percent of any individual use.

**Secondary Uses**

Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings as part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

**Ancillary Transitional Uses**

Off street parking facilities; Stormwater facilities; Open spaces.

Ancillary uses may be shared between abutting RPI sites and do not count as principal uses. They may fully occupy a site designated RPI only when the RPI serves as a transition between more and less intense uses, and the facilities are ancillary to the function of one of the adjacent uses; provided, however, that off street parking facilities in the RPI land use category shall only serve primary uses also in an RPI land use category.

**RPI - SUBURBAN AREA DENSITY**

The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density; except that Transit-Oriented Development (TOD) shall provide a minimum gross density of 15 units/acre; and may increase the maximum gross density by an additional 10 units/acre.

**RPI - SUBURBAN AREA DEVELOPMENT CHARACTERISTICS**

The development characteristics provided herein shall be applicable to all RPI sites within the Suburban Area.

- Developments on sites greater than 5 acres should incorporate urban development characteristics as defined in this element.
- Residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map.
- Commercial retail sales and service establishments shall be limited to the ground floor.
- Developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. In the case of TND, developments should also be massed along the newly created street network.
- Uses shall be sited in a manner to promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map.
- To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods.

- In TOD, TND, and mixed use developments open spaces should be designed as a common connecting element between uses.

### **RPI - RURAL AREA (RA) INTENT**

Plan amendment requests for new RPI designations are discouraged in the Rural Area because they would potentially encourage urban sprawl.

### **RPI - RURAL AREA USES**

The uses provided herein shall be applicable to all RPI sites within the Rural Area.

#### **Principal Uses**

Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2030 Comprehensive Plan; and Uses associated with and developed as an integral component of TOD.

An establishment or facility in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed wholesaler do not exceed 75% of production is permissible by PUD only. The aforementioned shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.

Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category.

Mixed use developments may not include more than 90 percent of any individual use.

### **Secondary Uses**

Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings a part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

### **Ancillary Transitional Uses**

Off street parking facilities; Stormwater facilities; Open spaces.

Ancillary uses may be shared between abutting RPI sites and do not count as principal uses. They may fully occupy a site designated RPI only when the RPI serves as a transition between more and less intense uses, and the facilities are ancillary to the function of one of the adjacent uses; provided, however, that off street parking facilities in the RPI land use category shall only serve primary uses also in an RPI land use category.

### **RPI - RURAL AREA DENSITY**

The maximum gross density within the Rural Area shall be 20 units/acre and there shall be no minimum density; except that Transit-Oriented Development (TOD) shall provide a minimum gross density of 15 units/acre; and may increase the maximum gross density by an additional 10 units/acre.

### **RPI - RURAL AREA DEVELOPMENT CHARACTERISTICS**

The development characteristics provided herein shall be applicable to all RPI sites within the Rural Area.

- Developments on sites greater than 5 acres should incorporate urban development characteristics as defined in this element.
- Residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map.
- Commercial retail sales and service establishments shall be limited to the ground floor.
- Developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. In the case of TND, developments should also be massed along the newly created street network.

- Uses shall be sited in a manner to promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map.
- To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods.
- In TOD, TND, and mixed use developments open spaces should be designed as a common connecting element between uses.